



02/28/2018

**VIA Mail**

**Re: Proposed Verizon Site: AZ2 Madole – 75 Kallof Place, Sedona, AZ 86336**

Dear Property Owner, Resident, or Neighborhood Association President:

Verizon Wireless would like to improve services in your area and recognizes that cell coverage and data services are limited and in need of improvements. Because of this, Verizon Wireless is proposing to build a wireless communications facility located at 75 Kallof Place, Sedona, AZ 86336. The purpose of this letter is to share information with the residents. Young Design Corp, representing Verizon Wireless, is planning to submit a Conditional Use Permit Application to the City of Sedona to install a Wireless Communications Facility (WCF) at the above address.

Our request for a use permit is in response to advances in technology for Verizon's wireless services, and their commitment to provide better service throughout the area for their current and future customers alike.

In an effort to uphold the visual integrity of the community and meet jurisdictional requirements, Verizon is proposing to build a single 75' monopine tree pole that will disguise the pole while also providing other carriers the opportunity to collocate on this same tower, thus reducing the number of towers in your community. Verizon would be installing twelve (12) antennas on the tower and the associated equipment would be directly below in an enclosed equipment area that is surrounded by a block wall painted and finished to match the existing trash receptacle already on the property. The antennas will be mounted within the pine branches of the Monopine covering the antennas and the antennas will be painted to match the tree and covered in "pine-socks," to disguise the antennas further. The pole will also be clad in faux bark to further improve on the tower's visual and aesthetic character. We have included a depiction of what the site will look like for your reference.

If you have questions or concerns regarding this site, you may attend the meeting as scheduled below for additional communications. Feel free to distribute this notice to any interested parties. If you cannot attend the meeting but still have questions or wish to discuss this application, please contact me via phone or e-mail using the contact information below. If you cannot reach me, you may also contact Audree Juhlin, Community Development Director, via phone at 928-282-1154 or via email at [ajuhlin@sedonaaz.gov](mailto:ajuhlin@sedonaaz.gov), to answer any of your questions. Please reference the above site name and meeting date in your email to expedite a response; your email **will** be made part of the site file and shared with the jurisdiction. **The public meeting is as follows:**

In the proposed site location

**75 Kallof Place.**

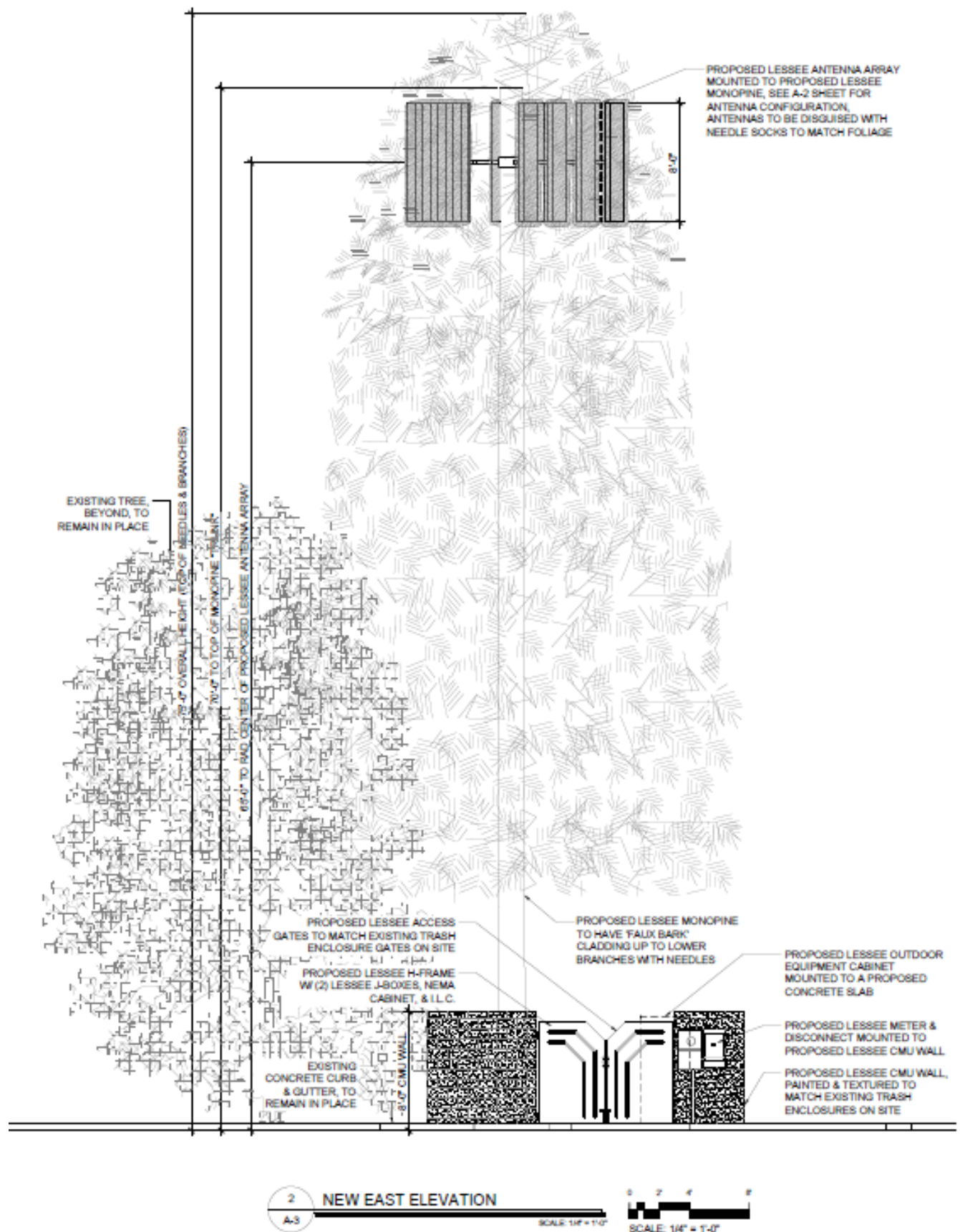
**Sedona, AZ 86336**

On \_\_\_\_\_ at \_\_\_\_\_

Thank you for your time and interest in your community.

Sincerely,

Nancy Smith – Project Manager  
Contractor for Young Design Corp (YDC)  
Representing Verizon Wireless  
P.O. Box 737 Queen Creek, AZ 85142  
Phone: 480.205.7142  
[nsmith.wingspanwireless@gmail.com](mailto:nsmith.wingspanwireless@gmail.com)



40826031C  
Walgreens Arizona Drug Co.  
ATTN: Property Management Dept.  
P.O. Box 1159  
Deerfield, IL 60015-6002

80098005Z, 40826506-40826511  
J G Properties Investments LLC  
P.O. Box 20183  
Sedona, AZ 86336

40826030E  
NNN-Natgro LLC  
1900 Dalrock Rd.  
Rowlett, TX 75088-5526

80016003W, 80016003V, 80016007U  
City of Sedona  
ATTN: ROW Dept.  
102 Roadrunner Dr.  
Sedona, AZ 86336

40826381, 40826380, 40826383, 40826382  
Villashare Partners Ltd. Ptn.  
25510 Commercentre Dr. Ste 100  
Lake Forest, CA 92630-8855

40826340-40826379  
All Seasons Development Inc. ET AL  
25510 Commercentre Dr. Ste 100  
Lake Forest, CA 92630-8855

40826032B  
Village Bible Church  
175 Kallof Pl.  
Sedona, AZ 86336-5566

40826030C  
Mcinnis Family Trust  
P.O. Box 21334  
Sedona, AZ 86341-1334

40826083  
Niki Holdings LP UI  
11260 El Camino Real Ste 220  
San Diego, CA 92130-2676

40826030J  
J&N Capital Group LLC  
1865 W. SR-89A Ste D  
Sedona, AZ 86336-5528

40826030N, 40826030N, 40826030K  
Fami LLC  
404 S. 8th St.  
Marshalltown, IA 50158-2616

40826030H, 40826030G, 40826030F, 40826030L  
Enchanted Homes LLC  
75 Enchanted Way  
Sedona, AZ 86336-6186

40826030D  
Freedman Richard J Trust UI  
1855 W. SR-89A  
Sedona, AZ 86336-5557

80010044K  
Arizona Department of Transportation  
ATTN: ROW Dept.  
205 S. 17th Ave. MD: 612E  
Phoenix, AZ 85007

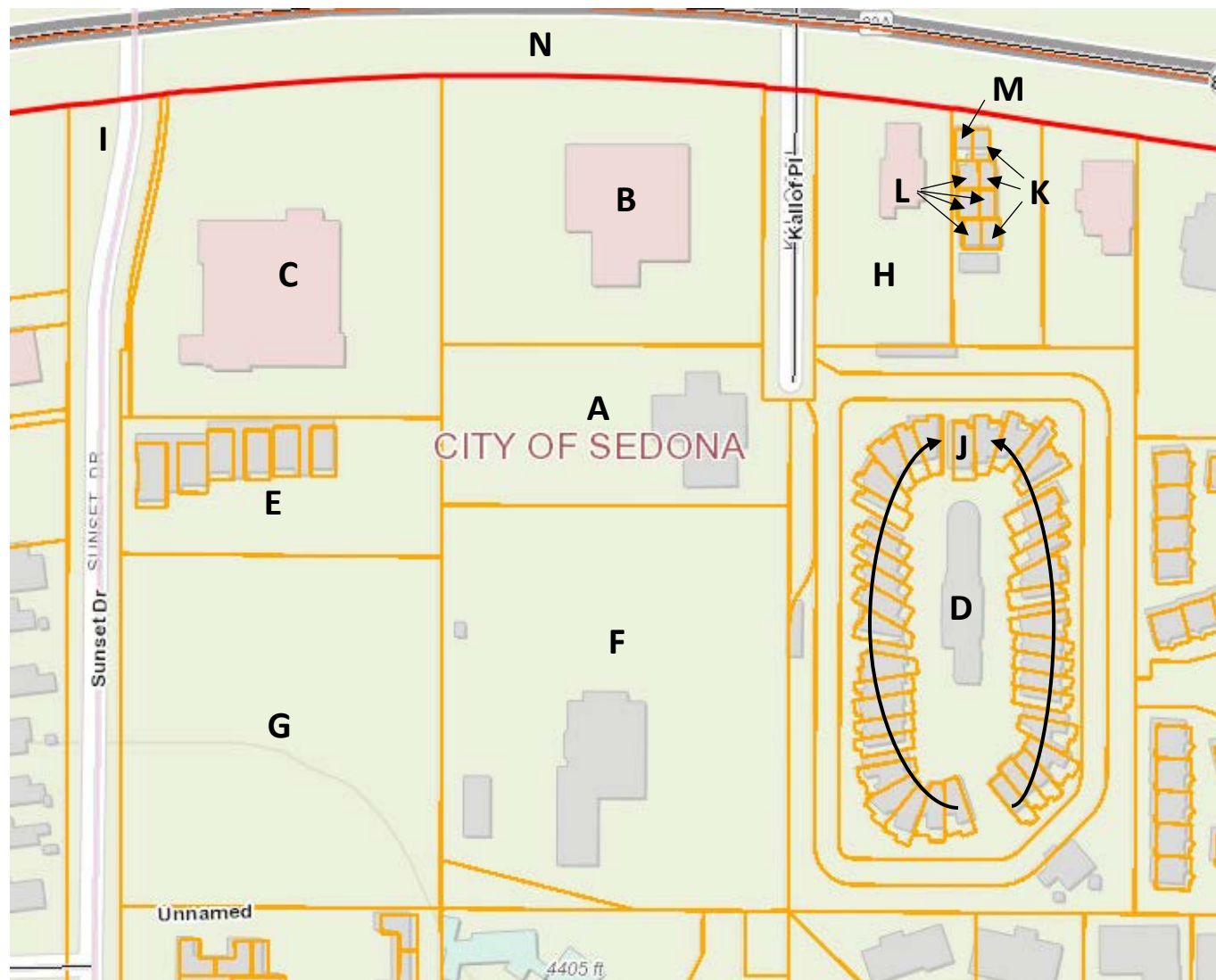


**Contractor for Verizon Wireless**  
**Contact:** Nancy Smith  
**Phone:** 480-205-7142  
**Email:** nsmith.wingspanwireless@gmail.com

**Property Notification Map – 300' Buffer**  
**Project Name:** AZ2 Madole  
**Site Address:** 75 Kallof Pl. Sedona, AZ 86336  
**APN:** 408-26-032

## Key

- A: 408-26-032  
Dale Street LLC  
75 Kallof Pl. Sedona, AZ 86336
- B: 408-26-030E  
NNN-Natgro LLC  
1900 Dalrock Rd. Rowlett, TX 75088-5526
- C: 408-26-031C  
Walgreens Arizona Drug Co.  
P.O. Box 1159, Deerfield, IL 60015-6002
- D: 408-26-382, 408-26-383  
408-26-381, 408-26-380  
Villashare Partners Ltd. Ptn.  
25510 Commercentre Dr. Ste 100  
Lake Forest, CA 92630-8855
- E: 800-98-005Z, 408-26-506 – 408-26-511  
J G Properties Investments LLC  
P.O. Box 20183, Sedona, AZ 86336
- F: 408-26-032B  
Village Bible Church  
175 Kallof Pl. Sedona, AZ 86336
- G: 408-26-030C  
Mcinnis Family Trust  
P.O. Box 21334, Sedona, AZ 86341
- H: 408-26-083  
Niki Holdings LP UI  
11260 El Camino Real Ste. 220  
San Diego, CA 92130-2676
- I: 800-16-003V, 800-16-007U, 800-16-003W  
City of Sedona – ROW
- J: 408-26-340 – 408-26-379  
All Seasons Development Inc. ET AL  
25510 Commercentre Dr. Ste 100  
Lake Forest, CA 92630-8855



K: 408-26-030N, 408-26-030M, 408-26-030K; Fami LLC – 404 S. 8<sup>th</sup> St. Marshalltown, IA 50158-2616  
L: 408-26-030H, 408-26-030G, 408-26-030F, 408-26-030L; Enchanted Homes LLC – 75 Enchanted Way, Sedona, AZ 86336  
M: 408-26-030J; J&N Capital Group LLC – 1865 W. SR-89A Ste D. Sedona, AZ 86336-5528  
N: 800-10-044K; Arizona Dept. of Transportation ROW – 205 S. 17<sup>th</sup> Ave. MD: 612E, Phoenix, AZ 85007